City of Bellevue
Development Services Department
Land Use Staff Report

Proposal Name:	Day Property
Proposal Address:	17281 SE 43rd St.
Proposal Description:	Application for a Critical Areas Land Use Permit with a reasonable use exception to construct a single-family residence and associated improvements within a maximum area of 2,625 square feet. The lot is encumbered by steep slope critical area, 50-foot top-of-slope buffer, and 75-foot toe-of-slope structure setbacks that will be modified by the proposal and avoids a Type-O stream with a 25-foot buffer.
File Number:	21-102524-LO
Applicant:	Vadim Scherbinin
Decisions Included:	Critical Areas Land Use Permit (Process II. 20.30P)
Planner:	Reilly Pittman, Land Use Planner
State Environmental Policy Act Threshold Determination:	Exempt
Director's Decision:	Approval with Conditions Michael A. Brennan, Director Development Services Department

By: *Reilly Pittman, Acting Planning Manager*
Elizabeth Stead, Land Use Director

Application Date:	February 5, 2021
Notice of Application Date:	March 18, 2021
Decision Publication Date:	November 18, 2021
Appeal Deadline:	December 2, 2021

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeals must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for the appeal deadline.

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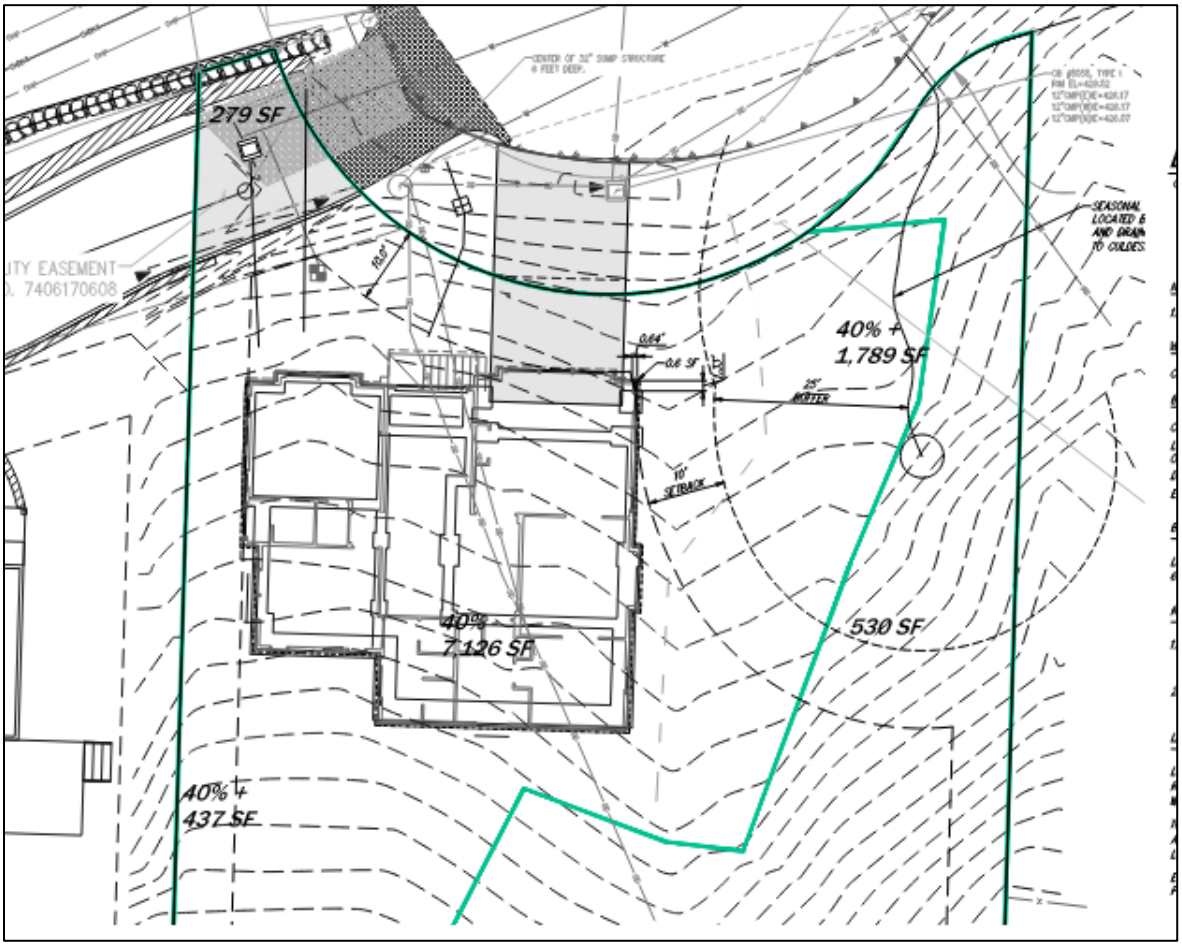
Documents Referenced in this Report Found in Project File

1. Site Plan – Enclosed
2. Mitigation and Maintenance and Monitoring Plan – In File
3. Stream Report – In File
4. Geotech Report – In File
5. Arborist Tree Inventory and Retention Report – In File
6. Review Communication, Survey, Permit forms, and documents – In File

I. Proposal Description

The applicant proposes to construct a new residence and associated improvements on an undeveloped lot that is encumbered by overlapping steep slope critical areas, 50-foot top-of-slope buffers, 75-foot structure setbacks, and a Type-O stream with a 25-foot buffer. As a result of the critical areas present, the lot does not have at least 2,625 square feet of buildable area outside of these critical areas and development on the lot is only possible through a Critical Areas Land Use Permit, with a reasonable use exception per LUC 20.25H.200. A reasonable use exception allows development on a lot but limits the total development area to 2,625 square feet. The development area is also required to be positioned on the lot in a location that has the least impact on the critical areas present. The proposed development area will impact steep slopes, the 50-foot top-of-slope buffer, and the 75-foot toe-of-slope setback which are overlapping but this proposal avoids the Type-O Stream and 25-foot buffer that is also on-site. Temporary disturbance outside of the development area is proposed in order to construct the house and improvements and this temporary disturbance is to be restored to ensure the final disturbed area does not exceed the allowed 2,625 square feet. The Land Use Code requires all temporary disturbance to be restored along with mitigation planting for the permanent impacts. **See Figure 1 below for proposed house placement**.

Figure 1



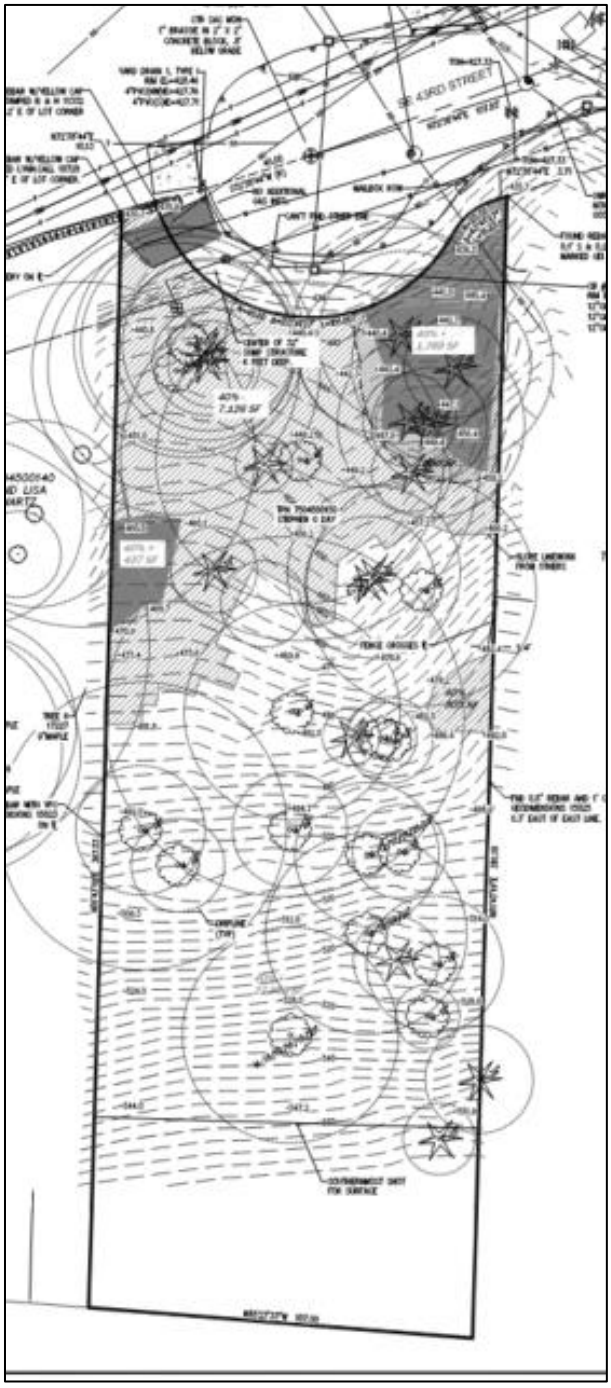
II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located south of Interstate 90 in the Eastgate neighborhood area of the city's comprehensive plan and was annexed by Bellevue as part of the 2012 Eastgate annexation. The site is lot 15 of a subdivision called St. Francis Wood approved in 1971 under King County jurisdiction. Many of the lots in this plat including the subject site remain undeveloped due to steep topography and access issues.

The project site rests at the bottom of a large vegetated steep slope that is below the Vuemont neighborhood that provides a vegetated corridor and opportunity for animal movement and usage. Pileated woodpecker and red tailed hawk were observed on the site. The site topography slopes steeply down from the south toward the north, with the toe-of-slope found at the northern third of the property. Smaller steep slope critical areas are found along the street frontage of the lot that is both on the property and in the City right-of-way. The result is that the flatter area on the site that is at the toe of the larger slope is within an overlapping 50-foot top-of-slope buffer and 75-foot toe-of-slope setbacks. A Type-O Stream is located on the east of the property and has a 25-foot buffer. The site is composed of predominately big leaf maple trees but does have some Western red cedar and Douglas fir. The understory is mostly open and less vegetated with invasive ivy and blackberry including some areas of native vegetation. There is also a lack of native seedling and sapling trees to replace the large mature trees. The site obtains vehicle access from SE 43rd St which ends in a semi-improved cul-de-sac at this location. There are existing single-family residences surrounding the site. **See Figure 2 for existing site condition**.

Figure 2



B. Zoning

The property is zoned R-3.5, single-family residential and the proposed house and improvements are allowed in this zoning district.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-M (Single Family Medium Density). Construction of a home and improvements is consistent with this land use designation.

D. Critical Areas On-Site and Regulations

i. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

ii. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian

areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland, 2001).

iii. Habitat Associated with Species of Local Importance

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005).Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy

and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The R-3.5 zoning dimensional requirements found in LUC 20.20.010 are generally met by the proposed house, but conformance will be verified during building permit review. All setbacks, height, lot coverage by structure, and impervious surface may be required to be verified by survey through the building permit inspection process. The front setback is reduced to ten feet per LUC 20.25H.040. Any wall or rockery necessary to facilitate driveway access through the steep slope along the lot frontage is allowed to exceed the 30-inch height limit per LUC 20.20.025.D. **See Conditions of Approval for building permit in Section X of this report.**

B. Noise Code Requirements BCC 9.18

All noise generated, including construction noise, is regulated by BCC 9.18. Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

C. Critical Areas Overlay District LUC 20.25H

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes the reasonable use exception as a mechanism by which the City may approve limited use and disturbance of a critical area and critical area buffer when no other use of the property constitutes a reasonable alternative. A reasonable use exception may be granted when no other reasonable use of the proper exists as a result of application of the regulations in LUC 20.25H.

The property is subject to reasonable use requirements as it does not have an area available for development, outside of critical areas and buffer that exceeds 2,625 square feet. This property is a small lot as defined in LUC 20.25H.200 as it does not qualify for more than one unit of density. The property is zoned R-3.5 and is limited to a total permanent disturbance footprint area of 2,625 square feet. This proposal can be approved provided the following performance standards in LUC 20.25H.205 and LUC 20.25H.125 are met.

i. Consistency with LUC 20.25H.205

Where disturbance of a critical area or critical area buffer is allowed under this section, development is subject to the following performance standards.

1. **The structure shall be located on the site in order to minimize the impact on the critical area or critical area buffer, including modifying the non-critical area setbacks to the maximum extent allowed under LUC 20.25H.040;**

   Finding: The structure will be located at the toe-of-slope and to the west of the stream buffer to avoid the stream and steep slopes. The house also has a reduced front setback of 10 feet per LUC 20.25H.040 which avoids the more significant steep slope behind the proposed house.

2. **Ground floor access points on portions of the structure adjacent to undisturbed critical area or critical area buffer shall be limited to the minimum necessary to comply with the requirements of the International Building Code and International Fire Code, as adopted and amended by the City of Bellevue;**

   Finding: Provision for access has been provided around the structure. Access points into the structure are minimized.

3. **Associated development, including access driveways and utility infrastructure shall be located outside of the critical area or critical area buffer to the maximum extent technically feasible;**

   Finding: The proposed development is located on the site to avoid steep slopes as much as possible and avoids the stream buffer entirely. The house is located as close to the front property line as possible in order to reduce the length of driveway needed.

4. **Areas of disturbance for associated development, including access and utility infrastructure shall be consolidated to the maximum extent technically feasible;**

   Finding: All access and utility infrastructure is consolidated in the development footprint proposed.

5. **All areas of temporary disturbance associated with utility installation, construction staging and other development shall he determined by the Director and delineated in the field prior to construction and temporary disturbance shall be restored pursuant to a restoration plan meeting the requirements of LUC 20.25H.210;**

   Finding: Construction of utilities is consolidated within the proposed development footprint. All temporary disturbance is required to be restored and areas of temporary disturbance are required to be depicted on the plans submitted under the building permit with restoration of the areas provided. **See conditions of approval in Section X of this report.**

6. **Areas of permanent disturbance shall be mitigated to the maximum extent feasible on-site pursuant to a mitigation plan meeting the requirements of LUC 20.25H.210; and**

   Finding: A maximum of 2,625 square feet of the site will be impacted by the proposed development, and this is the amount of mitigation planting that is required at a minimum. The submitted mitigation planting plan is approved conceptually but a final planting plan is required that is revised to show the area of all temporary disturbance and to show restoration of all temporary disturbance. The final revised mitigation planting plan is required to be submitted under associated building permit 21-121490-BS. **See conditions of approval in Section X of this report**.

   The proposal is limited to 2,625 square feet of permanent disturbance. Plans submitted in support of this project have been inconsistent in accurately depicting the total permanent disturbance conforms to this limit. All plans submitted as part of a future building permit shall ensure that the permanent disturbance does not exceed 2,625 square feet. **See conditions of approval in Section X of this report**.

7. **Fencing, signage and/or additional buffer plantings should be incorporated into the site development in order to prevent long-term disturbance within the critical area or critical area buffer.**

   Finding: The remainder of the site outside of the house footprint is proposed to be retained and the existing condition.

ii. Consistency with LUC 20.25H.125

Development within a landslide hazard or steep slope critical area or the critical area buffers of such hazards shall incorporate the following additional performance standards in design of the development, as applicable. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function.

1. **Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**
   The proposed home is located at the bottom of the steep slope on the property. The house is positioned to avoid alteration of existing topography as much as possible. The proposal impacts steep slopes to provide necessary driveway access.

2. **Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**
   The proposed development on the property is located to avoid the majority of the steep

slope on the site placing the house and improvements in the 75-foot toe-of-slope structure setback. The applicant has provided arborist analysis of the trees on the property to review the condition of the trees, determine how construction may impact the trees, and to provide recommendation on tree removal and how the trees can be protected during construction to minimize impacts. **See Conditions of Approval for tree protection in Section X of this report.**

3. **The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**
   The applicant provided a geotechnical report prepared by Innovative Geo-Services LLC dated November 21, 2020, found in the project file. The geotechnical engineer found that the proposal was feasible based on anticipated slope stability following development, existing soils, and lack of existing instability. The applicant will be required to record a hold harmless agreement which releases the City from liability for any damage arising from the location of improvements within a geologically hazardous area in accordance with LUC 20.30P.170. All work is required to be carried out per the recommendations of the geotechnical engineer. **See Conditions of Approval for hold harmless agreement in Section X of this report.**

4. **The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;**
   The proposed house foundation is intended to provide primary site retention. Some freestanding walls may be proposed outside of the steep slope to provide driveway access. All development is limited to the 2,625 footprint for permanent disturbance. Walls necessary to provide access through the steep slope along the frontage of the lot are allowed to exceed the 30-inch maximum height within a front setback per LUC 20.20.025.D. **See Conditions of Approval for wall height in Section X of this report.**

5. **Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**
   The proposed house is built at the toe of the slope in order to utilize the foundation as a retention device. The site development is located on the lot to avoid the stream buffer and the only impervious surface in a steep slope is the proposed driveway.

6. **Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;**
   Changes to the exiting grade outside of the footprint will utilize retaining walls or rockeries to step down the topography rather than create artificial slopes. There is no modification of steep slope other than to allow proposed driveway.

7. **Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**
   The house is not located within a steep slope critical area.

8. **On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;**
   The proposed house is not located in a steep slope critical area.

9. **On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**
   Only the driveway is proposed to cross a steep slope critical area. No structures are proposed in a steep slope.

10. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**
    A conceptual mitigation planting plan was submitted and can be approved provided the plan is updated to match the proposed extent of impacts and restores all temporary disturbance surrounding the final footprint which is limited to 2,625 square feet. A final mitigation planting plan is required to be submitted under the building permit that identifies all temporary disturbance area, shows all temporary disturbance being restored, and provides at least 2,625 square feet of mitigation planting. Proposed planting must be consistent with the City's Critical Areas Handbook for species selection, sizing, and plant density. Trees are required to be included in the planting and must be tree species rather than large shrubs such as vine maple. The final mitigation plan must be prepared by a qualified biologist and must include goals and performance standards for success of the planting as well as a schedule of maintenance and annual monitoring report submittal. **See Conditions of Approval for Mitigation Planting in Section X of this report.**

IV. Public Notice and Comment

Application Date:	February 5, 2021
Public Notice (500 feet):	March 18, 2021
Minimum Comment Period:	April 1, 2021

The Notice of Application for this project was published in the City of Bellevue weekly permit

bulletin on March 18, 2021. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application with the conditions that prior to building permit issuance the project geotechnical engineer must provide any addendums to their report and a letter that reviews the final construction plans to verify the plans are designed per their recommendations. Following permit issuance, the engineer is required to provide geotechnical inspection at all stages of project construction. The project is subject to rainy season restrictions. **See Conditions of Approval for clearing and grading in Section X of this report**

VI. State Environmental Policy Act (SEPA)

Per BCC 22.02.032 and WAC 197-11-800(1) construction and associated grading of one single-family residence and improvements located in critical areas is exempt from SEPA review.

VII. Changes to Proposal Due to Staff Review

The house and proposed improvements were reduced and consolidated to avoid impacts and minimize site disturbance.

VIII. Decision Criteria

A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. **The proposal obtains all other permits required by the Land Use Code;**
   The applicant must obtain a building permit before beginning any work. **See Conditions of Approval for building permit in Section X of this report.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**
   The proposed house is situated at the toe-of-slope. Most of the site improvement is located to avoid steep slopes and the stream buffer and limiting total site development to a footprint of 2,625 square feet.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

As discussed in Section III of this report, the performance standards of LUC 20.25H are being met or exceeded.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**
   The proposed activity will be serviced by existing public services or facilities.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
   A mitigation plan has been submitted and a final plan is required prior to building permit issuance. An installation and maintenance surety are required to ensure plant installation and survival over the 5-year monitoring period. **See Conditions of Approval in Section X of this report.**

6. **The proposal complies with other applicable requirements of this code.**
   As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit for a Reasonable Use Exception to construct a new house, associated improvements, and mitigation planting on the property. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A building permit is required, and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note - Expiration of Critical Area Permit Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7870
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code authority referenced:

1. **Building Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a building permit. Application 21-121490-BS must be approved before any construction may begin. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval.

   Authority: Land Use Code 20.30P.140
   Reviewer: Reilly Pittman, Land Use Division

2. **Limit on Permanent Disturbance:** The total footprint of all permanent disturbance is limited to 2,625 square feet. The plans submitted with the building permit shall verify conformance with this limit.

   Authority: Land Use Code 20.25H.200
   Reviewer: Reilly Pittman, Land Use Division

3. **Front Setback Reduction and Walls:** The front setback is reduced to ten feet and retaining walls within the front setback are allowed to exceed 30 inches in height, provided they are necessary to facilitate driveway access.

   Authority: Land Use Code 20.25H.040; 20.20.025
   Reviewer: Reilly Pittman, Land Use Division

4. **Hold Harmless Agreement:** The applicant shall submit a hold harmless agreement in a form approved by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area buffer in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to clearing and grading permit issuance. Staff will provide the applicant with the hold harmless form.

   Authority: Land Use Code 20.30P.170
   Reviewer: Reilly Pittman, Land Use Division

5. **Tree Protection, Arborist Direction, and Inspection:** Tree protection on the property will be per City Clearing and Grading BMP T101 and per any recommendations of the project arborist. The arborist is required to ensure measures are in place if any work occurs within root zones of protected trees to adequately protect from soil compaction that can damage the roots. The arborist shall inspect the site during construction to ensure tree protection fencing is installed and to guide any work within tree root zones.

   Authority: Land Use Code 20.25H.220, Bellevue City Code 23.76
   Reviewer: Reilly Pittman, Land Use Division

6. **Final Mitigation Planting Plan:** The proposed mitigation plan is approved as conceptual. A final plan shall be prepared by a biologist and submitted showing the planting area, location of planting, plant quantities, spacing, and species per the City's Critical Areas Handbook. The planting plan is required to be submitted and approved prior to building permit issuance. All areas of temporary disturbance are required to be shown and restoration provided. At least 2,625 square feet of mitigation planting is required, in addition to the restoration planting.

   Authority: Land Use Code 20.30P.140; 20.25H.220
   Reviewer: Reilly Pittman, Land Use Division

7. **Cost Estimate:** A cost estimate for the cost of planting installation and for five years of maintenance and monitoring is required to be submitted prior to building permit issuance.

   Authority: Land Use Code 20.30P.140; 20.25H.220
   Reviewer: Reilly Pittman, Land Use Division

8. **Installation and Maintenance Surety:** In order to ensure the restoration and mitigation is installed and successfully establishes, a separate installation surety and maintenance surety shall be submitted. The installation surety will be held until the planting is installed and receives inspection approval. The maintenance surety will be held for a period of five years from the date of inspection approval. The maintenance assurance device will be released to the applicant upon completion of the five year monitoring period and inspection of the planting to confirm the successful establishment in compliance with the performance standards established in the maintenance and monitoring plan. The amount of the installation surety is required to be 150 percent of the total cost of installation and labor. The maintenance surety amount is required to be 20 percent of the cost of installation and must include all costs associated with maintenance and monitoring for five years.

   Authority: Land Use Code 20.30P.140; 20.25H.220; 20.40.490
   Reviewer: Reilly Pittman, Land Use Division

9. **Monitoring Plan:** The planting area shall be maintained and monitored for 5 years. A final maintenance and monitoring plan is required prior to building permit issuance, as part of the mitigation planting plan or as a separate document. This plans must provide goals and performance standards for success of the planting as well as a schedule for maintenance and submittal of annual monitoring reports.

   Annual monitoring reports are to be submitted to Land Use each of the five years. The reports, along with a copy of the planting plan, can be sent to Reilly Pittman at rpittman@bellevuewa.gov or to the address below:

Environmental Planning Manager
Development Services Department
City of Bellevue
PO Box 90012
Bellevue, WA 98009-9012

Authority: Land Use Code 20.30P.140; 20.25H.220
Reviewer: Reilly Pittman, Land Use Division

10. **Land Use Inspection Required:** Inspection of mitigation planting must be completed by the Land Use Planner as part of the building permit inspection process. A Land Use inspection will be added to the building permit.

    Authority: Land Use Code 20.25H.210
    Reviewer: Reilly Pittman, Land Use Division

11. **Geotechnical Recommendations:** All work is required to be carried out per the recommendations provided by the geotechnical engineer.

    Authority: Land Use Code 20.30P.140
    Reviewer: Reilly Pittman, Land Use Division

12. **Geotechnical Review:** The project geotechnical engineer must review the final construction plans, including all foundation, retaining wall, shoring, and vault designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the clearing and grading section prior to issuance of the construction permit.

    Authority: Clearing & Grading Code 23.76.050
    Reviewer: Savina Uzunow, Clearing & Grading Section

13. **Geotechnical Inspection:** The project geotechnical engineer must provide geotechnical inspection during project construction, including subgrades for foundations and footings, walls and any unusual seepage, slope, or subgrade conditions.

    Authority: Clearing & Grading Code 23.76.050; Clearing & Grading Code 23.76.160
    Reviewer: Savina Uzunow, Clearing & Grading Section

14. **Rainy Season Restrictions:** Due to steep slopes on the site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation

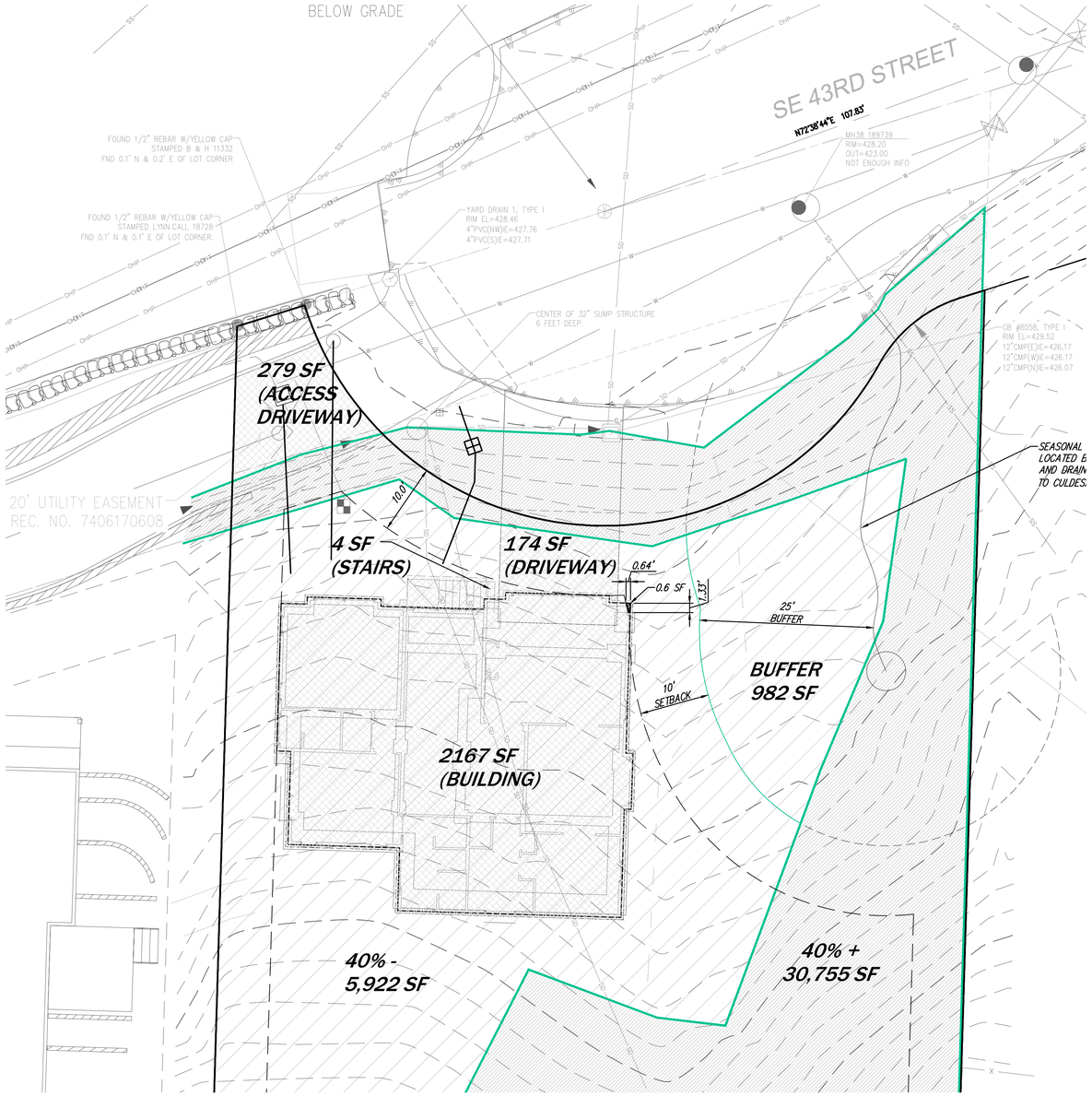
measures, representing the best available technology must be implemented prior to beginning or resuming site work.

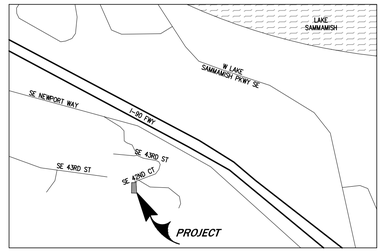
Authority: Bellevue City Code 23.76.093.A,
Reviewer: Savina Uzunow, Clearing & Grading Section

SW1/4, NE1/4, SEC. 13, TWP. 24 N., RGE. 5 E., W.M.

LOT 15, NICK SCHERBININ

SITE PLAN B





VICINITY MAP

LEGEND

C1.01 SITE PLAN B

NOTES

1. THIS SURVEY WAS PERFORMED BY OTHERS

VERTICAL DATUM

CITY OF BELLEVUE (NAVD 88)

BENCHMARK

CITY OF BELLEVUE ID #180
LOCATION: TOP CONC WALL 12' WEST OF EAST END GUARDRAIL ON NORTH SIDE OF SE NEWPORT WAY ~0.65 MI WEST OF W LK SAMM PRKY SE.
DESCRIPTION: TOP COB BRASS CAP.
ELEV=281.541'

BASIS OF BEARINGS

LINE BETWEEN MONUMENTS (POINT "A" AND POINT "B" ON MAP) BEARS NORTH 69°56'47" EAST PER PLAT AND RECORD OF SURVEY 12-86

REFERENCES

1. PLAT OF FRANCES WOOD RECORDED IN VOLUME 86 OF PLATS, PAGES 17-18 IN KING COUNTY, WASHINGTON.
2. TOPOGRAPHIC SURVEY BY CONCEPT ENGINEERING, INC., DATED MAY 07, 1997 UNDER JOB NUMBER 97151.

LEGAL DESCRIPTION

LOTS 13, 14 AND 15 OF ST. FRANCIS WOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 86 OF PLATS, PAGES 17 AND 18 IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF SOUTHEAST 43RD STREET, VACATED ACCORDING TO KING COUNTY ORDINANCE NO. 2003, WHICH ATTACHED TO SAID LOTS 13, 14, AND 15, BY OPERATION OF LAW.

EXCEPT THAT PORTION OF SAID LOT 15 CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 7402060099.

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

CIVIL ENGINEER/ SURVEYOR

CORE DESIGN, INC
12100 NE 195TH STREET, SUITE 300
BOTHELL, WASHINGTON 98011
CONTACT: MICHAEL A. MOODY, P.E. (ENGINEER)
PH: (425) 885-7877

STEEP SLOPE LEGEND

GREATER THAN 40%

LESS THAN 40%

CRITICAL AREAS

STEEP SLOPE AREA:	30,755 SF
NON-STEEP SLOPE AREA:	7,431 SF
SEASONAL WEEP BUFFER AREA:	982 SF
TOTAL SITE AREA:	38,043 SF

AREA OF DISTURBANCE

BUILDING ROOF:	2,167 SF
DRIVEWAY:	174 SF
ACCESS DRIVEWAY	279 SF
FOUNDATION EXCAVATION:	0 SF
STAIRWAY/WALKWAY:	4 SF

TOTAL AREA OF DISTURBANCE: 2,624 SF

MAX DISTURBANCE AREA ALLOWED: 2,625 SF

DWELLING UNITS PER ACRES

(3.5x.14) + [(3.5 x .72) x .16] = .89 DU PER ACRES

LOT AREAS

38,043 - (30,755+982) = 6,306 SF (NET LOT AREA)

6,306 SF * 0.35 = 2,207 SF (35% OF NET LOT AREA)

LEGEND

AREAS OF PERMANENT IMPACT

CAUTION: UTILITY CONFLICTS

LOCATIONS OF UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON UNVERIFIED PUBLIC INFORMATION AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES, AND CALL UTILITY LOCATE @ 811.

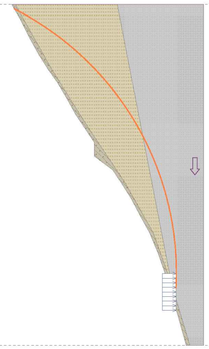
PRIOR TO CONSTRUCTION, CONTRACTOR SHALL POTHOLE EXISTING UTILITIES, CONTACTING THE SURVEYOR OF RECORD TO SURVEY THE HORIZONTAL AND VERTICAL LOCATIONS AND VERIFY THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES ON THE PROJECT SITE.

IN ADDITION, CONTRACTOR SHALL POTHOLE LOCATIONS OF NEW UTILITY CROSSINGS TO VERIFY NO CONFLICTS EXIST.

IF CONFLICTS EXIST, THE CONTRACTOR SHALL CONSULT CORE DESIGN, INC. TO RESOLVE CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Innovative GEO-Services — Slope Stability Analysis, New Home Development

Name : — Stage - analysis : 2 - 1



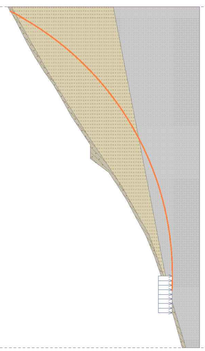
Analysis of the slip surface without optimization.

Slope stability verification (all methods)

Bishop :	FS = 1.19 > 1.10	ACCEPTABLE
Fellenius / Petterson :	FS = 1.08 < 1.10	NOT ACCEPTABLE
Spencer :	FS = 1.23 > 1.10	ACCEPTABLE
Janbu :	FS = 1.23 > 1.10	ACCEPTABLE
Morgenstern-Price :	FS = 1.23 > 1.10	ACCEPTABLE

Innovative GEO-Services — Slope Stability Analysis, New Home Development

Name : — Stage - analysis : 2 - 1



Analysis of the slip surface without optimization.

Slope stability verification (all methods)

Bishop :	FS = 2.54 > 1.10	ACCEPTABLE
Fellenius / Petterson :	FS = 2.38 > 1.10	ACCEPTABLE
Spencer :	FS = 2.53 > 1.10	ACCEPTABLE
Janbu :	FS = 2.74 > 1.10	ACCEPTABLE
Morgenstern-Price :	FS = 2.53 > 1.10	ACCEPTABLE

[GEO5 - Slope Stability | version 5.2021.8.0 | hardware key 10722 / 1 | Innovative GEO-Services | Copyright © 2020 Fine spol. s r.o. All Rights Reserved | www.finesoftware.eu]
[Gintegro, LLC | 201.204.9660| info@gintegro.com| www.gintegro.com]

DATE | REVISIONS | NO.

08/3/21

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
CORE DESIGN
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

EXHIBIT
LOT 15, NICK SCHERBININ

STEPHEN DAY
16066 SE 45TH PL
BELLEVUE, WA 98006

DATE	SEE STAMP DATE
DESIGNED	FLAVIO BAINOTTI
DRAWN	CHUCK FEMLING
APPROVED	MICHAEL MOODY, PE
	MICHAEL MOODY, PE — PROJECT MANAGER

SHEET	OF
C1.01	1

PROJECT NUMBER
20004

9/3/2021 4:00 PM L:\2020\20004\ENGINEERING\EXHIBITS\20004 C1.01 SIMPLIFIED.DWG